

690123-B

ORDINANCE NO. 690123-B

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS:

(1) TRACT 1: AN 11.25 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8501-8809 SHOAL CREEK BOULEVARD, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "B" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

TRACT 2: A 4.10 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8901-8913 SHOAL CREEK BOULEVARD, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "BB" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

TRACT 3: A 1.60 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8915-8949 SHOAL CREEK BOULEVARD, AND 3003-3017 U. S. HIGHWAY 183, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

TRACT 4: A 37.30 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8500-8948 SHOAL CREEK BOULEVARD AND 3027-3327 U. S. HIGHWAY 183, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

(2) LOTS 1-4, BLOCK 14, NORTH LOOP TERRACE RESUBDIVISION, LOCALLY KNOWN AS 5217-5223 JOE SAYERS AVENUE AND 1405-1411 NORTH LOOP BOULEVARD, FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT; AND

(3) A 9.03 ACRE TRACT OF LAND, LOCALLY KNOWN AS 3617-3717 SOUTH LAMAR BOULEVARD AND 2200-2414 PANTHER TRAIL, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 39 of the Austin City Code of 1954 is hereby amended to change the USE and HEIGHT and AREA designations as follows:

TRACT 1: From Interim "A" Residence District and Interim First Height and Area District to "B" Residence District and First Height and Area District on the property described in File C14-68-165, to-wit:

An 11.25 acre tract of land out of an original tract of 72.56 acres conveyed to Caroline Realty Co. by deed of record in Vol. 3060, Page 889, of the Travis County Deed Records and being a part of the James P. Wallace Survey No. 18 in Travis County, Texas, and being more particularly described as follows:

BEGINNING at an iron stake located in the northwest corner of Lot 11, Block S, Allandale Estates Subdivision, Section Two, of record in Book 37, Page 49, of the Plat Records of Travis County, Texas;

THENCE with the east right-of-way line of proposed Shoal Creek Boulevard as follows:

- (1) North 03° 36' East for 293.69 feet to an iron stake;
- (2) With a curve to the right whose radius is 512.00 feet for an arc distance of 148.93 feet (the chord bearing North 11° 56' East for 148.41 feet) to an iron stake;
- (3) North 20° 16' East for 1240.52 feet to an iron stake;
- (4) With a curve to the right whose radius is 391.09 feet for an arc distance of 430.94 feet (the chord bearing north 51° 50' East for 409.46 feet) to an iron stake;
- (5) North 83° 24' East for 51.17 feet to an iron stake set in the northernmost corner of proposed Lot 26, Block T, Allandale Estates Subdivision, Section Three;

THENCE with the backline of proposed Block S & T of Allandale Estates Subdivision, Section Three, South 20° 16' West for 2040.81 feet to an iron stake set in the northeast corner of Lot 11, Block S of Allandale Estates Subdivision, Section Two;

THENCE North 69° 42' West for 154.26 feet to the place of beginning;
locally known as 8501-8809 Shoal Creek Boulevard, in the City of Austin, Travis County, Texas.

TRACT 2: From Interim "A" Residence District and Interim First Height and Area District to "BB" Residence District and First Height and Area District on the property described in File C14-68-165, to-wit:

A 4.10 acre tract of land out of an original tract of 72.56 acres conveyed to Caroline Realty Co. by deed of record in Vol. 3060, Page 889, of the Travis County Deed Records and being a part of the James P. Wallace Survey No. 18 in Travis County, Texas, and being described as follows:

BEGINNING at an iron stake set in the East line of the 72.56 acre tract mentioned above, said iron stake being further located South 29° 16' West a distance of 753.29 feet from the south right-of-way line of U. S. Highway No. 183;

THENCE with the proposed north right-of-way line of Mossrock Drive as follows:

- (1) North 60° 44' West for 290.00 feet to an iron stake;
- (2) With a curve to the right whose radius is 187.00 feet for an arc distance of 264.37 feet (the chord bearing North 20° 14' West for 242.89 feet) to an iron stake;
- (3) North 20° 16' East for 70.31 feet to an iron stake;

THENCE with a curve to the right whose radius is 32.55 feet for an arc distance of 35.87 feet (the chord bearing North 51° 50' East for 34.08 feet) to an iron stake;

THENCE with the south right-of-way line of proposed Shoal Creek

Boulevard as follows:

- (1) North $83^{\circ} 24'$ East for 163.55 feet to an iron stake;
- (2) With a curve to the left whose radius is 330.00 feet for an arc distance of 130.36 feet (the chord bearing North $72^{\circ} 05'$ East for 129.51 feet) to an iron stake;

THENCE with the proposed north line of Block O, Allandale Estates Subdivision, Sec. Four, South $54^{\circ} 48'$ East for 253.41 feet to an iron stake;

THENCE with the east line of the aforementioned 72.56 acre tract, South $29^{\circ} 16'$ West for 423.29 feet to the place of beginning;

locally known as 8901-8913 Shoal Creek Boulevard, in the City of Austin, Travis County, Texas.

TRACT 3: From Interim "A" Residence District and Interim First Height and Area District to "C" Commercial District and First Height and Area District on the property described in File C14-68-165, to-wit:

A 1.60 acre tract of land out of an original tract of 72.56 acres conveyed to Caroline Realty Co. by deed of record in Vol. 3060, Page 889, of the Travis County Deed Records and being a part of the James P. Wallace Survey No. 18 in Travis County, Texas, and being described as follows:

BEGINNING at an iron stake set in the south right-of-way line of U. S. Highway 183, said iron stake being further located in the northeast corner of the 72.56 acre tract mentioned above;

THENCE with the east line of the 72.56 acre tract, south $29^{\circ} 16'$ west for 330.00 feet to an iron stake;

THENCE North $54^{\circ} 48'$ West for 253.41 feet to an iron stake;

THENCE with the east right-of-way line of Proposed Shoal Creek Boulevard and a curve to the left whose radius is 330.00 feet for an arc distance of 192.18 feet (the chord bearing north $44^{\circ} 05'$ East for 189.47 feet) to an iron stake;

THENCE continuing with the east right-of-way line of proposed Shoal Creek Boulevard, north $27^{\circ} 24'$ East for 98.94 feet to an iron stake;

THENCE with a curve to the right whose radius is 15.00 feet for an arc distance of 23.56 feet (the chord bearing north $72^{\circ} 24'$ East for 21.21 feet) to an iron stake;

THENCE with the south right-of-way line of U. S. Highway 183, South $62^{\circ} 36'$ East for 192.42 feet to the place of beginning;

locally known as 8915-8949 Shoal Creek Boulevard and 3003-3017 U. S. Highway 183, in the City of Austin, Travis County, Texas.

TRACT 4: From Interim "A" Residence District and Interim First Height and Area District to "D" Industrial District and First Height and Area District on the property described in File C14-68-165, to-wit:

A 37.30 acre tract of land out of an original tract of 72.56 acres conveyed to Caroline Realty Co. by deed of record in Vol. 3060, Page 889, of the Travis County Deed Records and being a part of the James P. Wallace Survey No. 18 in Travis County, Texas, and being described as follows:

BEGINNING at an iron stake set in the northwest corner of Lot 1, Block V of Allandale Estates Subdivision, Sec. Two, of record in Plat Book 37, Page 49, of the Plat Records of Travis County, Texas;

THENCE with the East right-of-way line of I & G N Railroad, north 20° 18' East for 2827.92 feet to an iron stake set in the south right-of-way line of U. S. Highway No. 183;

THENCE with the south right-of-way line of U. S. Highway No. 183 as follows:

- (1) South 57° 47' East for 648.78 feet to a concrete monument;
- (2) With a curve to the left whose radius is 5789.65 feet for an arc distance of 562.60 feet (the chord bearing south 60° 34' east for 562.38 feet) to an iron stake;
- (3) South 62° 36' East for 29.50 feet to an iron stake;

THENCE with a curve to the right whose radius is 15.00 feet for an arc distance of 23.56 feet (the chord bearing south 17° 36' east for 21.21 feet) to an iron stake;

THENCE with the northwest right-of-way line of proposed Shoal Creek Boulevard as follows:

- (1) South 27° 24' west for 98.94 feet to an iron stake;
- (2) With a curve to the right whose radius is 250.00 feet for an arc distance of 244.35 feet (the chord bearing South 55° 24' west for 234.74 feet) to an iron stake;
- (3) South 83° 24' west for 453.05 feet to an iron stake;
- (4) With a curve to the left whose radius is 471.09 feet for an arc distance of 519.09 feet (the chord bearing south 51° 50' west for 493.22 feet) to an iron stake;
- (5) South 20° 16' west for 1240.52 feet to an iron stake;
- (6) With a curve to the left whose radius is 592.00 feet for an arc distance of 172.21 feet (the chord bearing south 11° 56' west for 171.60 feet) to an iron stake;
- (7) South 03° 36' west for 269.69 feet to an iron stake;

THENCE with the north line of Lots 1 and 12 of Block V of Allandale Estates Subdivision, Section Two, north 69° 42' West for 526.67 feet to the place of beginning,

locally known as 8500-8948 Shoal Creek Boulevard and 3027-3327 U. S. Highway 183, in the City of Austin, Travis County, Texas.

PART 2. Chapter 39 of the Austin City Code of 1954 is hereby amended to change the USE designation from "A" Residence District to "B" Residence District on the property described in File C14-68-171, to-wit:

Lots 1-4, Block 14, North Loop Terrace Resubdivision, such subdivision being of record in Book 4, Page 148-149, Plat Records of Travis County, Texas, locally known as 5217-5223 Joe Sayers Avenue and 1405-1411 North Loop Boulevard, in the City of Austin, Travis County, Texas.

PART 3. Chapter 39 of the Austin City Code of 1954 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence District and Interim First Height and Area District to "LR" Local Retail District and First Height and Area District on the property described in File C14-68-267, to-wit:

A 9.03 acre out of the Chas. H. Riddle Survey in Travis County, Texas, and being part of the H. E. Brodie tract described in Vol. 446, Page 183, Travis County Deed Records, described by metes and bounds as follows:

BEGINNING at an iron pipe and fence corner at the northeast corner of said Brodie tract;

THENCE along the north fence line of said Brodie tract, north 60° 44' west 833.15 feet to an iron pin at fence corner in the southeast right-of-way line of U. S. Highway No. 290 for corner;

THENCE with the said southeast right-of-way line, south 52° 11' west 427.95 feet to an iron pin for corner;

THENCE along the north line of a 50 foot street as follows:

S 37° 52' E 25 feet to iron pin and beginning of curve, around curve to the left an arc of 128.08 feet and a chord of S 49° 17' E 127.24 feet to end of curve, S 60° 42' E 846.98 feet to an iron pin in the east line of said Brodie tract for southeast corner;

THENCE along the east line of said Brodie tract, north 29° 59' east 429.7 feet to the place of beginning,

locally known as 3617-3717 South Lamar Boulevard and 2200-2414 Panther Trail, in the City of Austin, Travis County, Texas.

PART 4. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 39 of the Austin City Code of 1954 and made a part thereof shall be changed so as to record the changes ordered in this Ordinance.

PART 5. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this Ordinance shall become effective as provided by the Charter of the City of Austin.

PASSED AND APPROVED

January 23, 1969

Mayor

APPROVED:

City Attorney

ATTEST:

City Clerk

22JAN69

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared: Eleanor Walker, Classified Agent of American Statesman A daily newspaper published in said County and State, who, being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit: January 31, 1969 and that the attached is a true copy of said advertisement.

ORDINANCE NO. 690123-B

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS:

(1) TRACT 1: AN 11.25 ACRE TRACT OF LAND, LOCALLY KNOWN AS 3501-8809 SHOAL CREEK BOULEVARD, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "B" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

TRACT 2: A 4.10 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8901-8913 SHOAL CREEK BOULEVARD, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "BB" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

TRACT 3: A 1.60 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8915-8949 SHOAL CREEK BOULEVARD, AND 3003-3017 U.S. HIGHWAY 183, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

TRACT 4: A 37.30 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8500-8948 SHOAL CREEK BOULEVARD AND 3022-3327 U.S. HIGHWAY 183, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

(2) LOTS 1-4, BLOCK 14, NORTH LOOP TERRACE RESUBDIVISION, LOCALLY KNOWN AS 5217-5223 JOE SAYERS AVENUE AND 1405-1411 NORTH LOOP BOULEVARD, FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT; AND

(3) A 9.03 ACRE TRACT OF LAND, LOCALLY KNOWN AS 3617-3717 SOUTH LAMAR BOULEVARD AND 2200-2414 PANTHER TRAIL, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;

ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

(Sgd) Eleanor Walker

SWORN AND SUBSCRIBED TO BEFORE ME, this the 10th day of February A.D. 1969

(Sgd) Merle Duncan

Notary Public in and for
TRAVIS COUNTY, TEXAS

(SEAL)

I, Elsie Woosley, City Clerk of the City of Austin, hereby certify that the above and foregoing ordinance was published as required by the City Charter, in the American-Statesman, a daily newspaper published in said City on January 31, 1969.

City Clerk, City of Austin, Texas